

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: July 31, 2014

Meeting No.: 189

Project: Fulton-Gethsemane Village

Phase: Final

Location: Pennsylvania Avenue- West Baltimore

PRESENTATION:

Ms. Faith Nevins from the architectural firm Marks Thomas addressed the three major issues raised at the June 26th meeting. These three major issues are: 1). Parking Area and Entrance, 2). Fence along Pennsylvania Avenue and 3). Facade including materiality. The revised design addresses these design components as follows:

- Parking spaces have been moved/adjusted to provide a small drop off area at the building entrance.
- The fence along Pennsylvania Avenue has been raised to a height of 6 feet from 3 feet to provide more separation of the bus stop area and the building.
- The building facade is now being treated with a lighter brick combined with cementitious panels in an effort to soften and breakup the facade as well as blend with neighboring buildings.

COMMENTS FROM THE PANEL:

Overall there was consensus that the building design has responded to the previous comments from the panel and improved these design aspects of the project. The changes to the building entrance were important and achieve a far more welcoming entry into the building for both residents and guests. The panel had the following specific comments:

- Additional scrubs and landscape greenery along the front fencing perimeter is needed. A possible redesign of the fencing with several brick piers to break the long length of fencing is preferred. There should be adequate screening of the dumpster area with at least one tree if possible.
- On the building elevation, headers appear very tall over windows. The design language at the top of the building continues to feel disjointed from remainder of the building.

SPECIFIC RECOMMENDATIONS FROM THE PANEL:

- Building Signage needs to be adequately addressed with Planning Staff.
- A specific Lighting Plan was not submitted to the panel. It is expected that standard street lighting will be installed where required. A Lighting Plan should be submitted to the planning staff for review that indicates lighting at the building entrance, parking areas and for the areas of green space.

PANEL ACTION:

Recommend Final approval, with the above comments to be addressed with Dept. of Planning Staff.

Attending:

Kevin Bell – Woda Group

Faith Nevins Hawks, Keith Sullivan, Matthew Ormsby – Marks Thomas

Lynette Pinhey – Human + Rohde, inc.

Fred Thompson – Gower Thompson

Ms. Meany*, Messr. Burns, and Haresign - UDARP Panel

Anthony Cataldo, Alex Hoffman, Chad Hayes –Planning Department